

Single Family Residence **RESIDENTIAL**

45 ROCKWOOD DR

ASHLAND, MA 01721

\$853,232 TopHap Estimate · \$629 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,356 ft²

LIVING AREA

0.78 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$853K

\$819K low

\$888K high

Last Sale

\$736,000 · Jun 29, 2023

Est. Owner Equity

\$266,732

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$9,390 (2025)
Assessed Value	\$735,300
Assessor Market Value	\$797,050

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	MIDDLESEX
Lot (acres)	0.78
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 29, 2023	Resale	Quit Claim Arm'S Length For Ne States	\$736,000	\$543	\$587K
Aug 1, 2016	Quitclaim	Quit Claim Transfer			\$235K
Jun 17, 2009	Financing	Mortgage			\$235K
Mar 25, 2008	Financing	Mortgage			\$20K
Aug 1, 2005	Resale	Deed	\$471,950	\$348	\$225K
Dec 16, 2003	Financing	Mortgage			\$300K
Jul 31, 1998	Resale	Grant Deed	\$235,000	\$173	\$65K
Sep 12, 1994	Resale	Grant Deed	\$198,500	\$146	\$179K
Aug 20, 1993	Financing	Mortgage			\$143K
Mar 17, 1992	Financing	Mortgage			\$144K
May 30, 1991	Resale	Grant Deed	\$180,000	\$133	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ashland Middle School	Middle	6–8	1.1 mi
Ashland High School	High	9–12	1.9 mi
Henry E Warren Elementary School	Elementary	KG–2	2.6 mi

District: Ashland School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 01721

47 CRIME INDEX	99 AIR POLLUTION	18,969 POPULATION	\$136K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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